

Date of Hearing:	Time: Type of Application:				
04/12/2021	7:00PM	Planned Deve	elopment D	istrict	
Name of Applicant:		Locatio	n:		
PDD 21-002 Boyce PDD		City Ha	all or Virtua		
Based upon the facts presented during the course of this hearing, I have found that the application is generally:					
Conforming to the City's adopted	I Land Use Plan	Yes	○ No		
Conforming to the City's adopted	Transportation Plan	Yes Yes	○ No		
Conforming to other adopted pla water, wastewater, parks, etc.)	ns of the City (i.e.	Yes	○ No		
Compatible with surrounding land uses		Yes	O No		
Able to be adequately served by infrastructure	municipal	Yes	○ No		
Aligned with the purposes of RS		O No			
Statement of Relevant Facts Found:					
Mixed. Use Development, Commercial & Jown Homes, Austrants, Grant to diversify the republic Housing market, Diversty City economy for more retail, office monutatories, Has Capacity to Serve proposed development vaste water. 70 m. Mion Development, High givality materials					
Based on these findings, I have concluded to Approval Openial					
recommend the application to					
Commissioner Name:	Commissione	r Signature:		Date:	
Chr.5 Coogy	Chy	7		4/12/21	



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04/12/2021	7:00PM	Planned Deve	elopment District		
Name of Applicant:		Locatio	on:		
PDD 21-002 Boyce PDD		City Hall or Virtual			
Based upon the facts presented during the course of this hearing, I have found that the application is generally:					
Conforming to the City's	adopted Land Use Plan	Yes	○ No		
Conforming to the City's	adopted Transportation Plan	Yes	○ No		
Conforming to other adopt water, wastewater, parks	oted plans of the City (i.e. , etc.)	Ø Yes	○ No		
Compatible with surround	ding land uses	⊘ Yes	○ No		
Able to be adequately se infrastructure	rved by municipal	⊘ Yes	○ No		
Aligned with the purpose	s of RSMo. 89.040	Ø Yes	○ No		
Statement of Relevant Facts Found:					
Based on these findings, I have concluded to recommend the application to the City Council for:					
Commissioner Name:	Commissione	er Signature:	Date:		



Date of Hearing:	Time:	Type of Application:		
04/12/2021	7:00PM	Planned Development District		
Name of Applicant:		Location	on:	
PDD 21-002 Boyce PDD		City H	lall or Virtual	
Based upon the facts pre-	sented during the course	of this hearin	g, I have found that the application is	
Conforming to the City's ad	opted Land Use Plan	O Yes	○ No	
Conforming to the City's adopted Transportation Plan		Yes	○ No	
Conforming to other adopte water, wastewater, parks, e		Yes	○ No	
Compatible with surrounding land uses		Yes	○ No	
Able to be adequately serve infrastructure	ed by municipal	⊘ Yes	○ No	
Aligned with the purposes of	of RSMo. 89,040	O Yes	○ No	
Statement of Relevant Fac	cts Found;			
As Long	as 60 trotf	ic 13 nt	vegatively imported.	
Based on these findings, recommend the application		⊕ Appro:	val O Denial	B
Commissioner Name:	Commissioner Name: Commissioner Signature: Date:			
Kint Pechelsed	The second	X.c	4/12/21	



Date of Hearing:	Time:	Type of Application:			
04/12/2021	7:00PM	Planned Dev	elopment District		
Name of Applicant:		Locati	on;		
PDD 21-002 Boyce PDD		City H	Iall or Virtual		
Based upon the facts progenerally:	esented during the course	of this hearir	ng, I have found that t	he application is	
Conforming to the City's ad	dopted Land Use Plan	X Yes	○ No		
Conforming to the City's ad	dopted Transportation Plan	X Yes	○ No		
Conforming to other adopt water, wastewater, parks, o		X Yes	○ No		
Compatible with surroundi	ng land uses	X Yes	○ No		
Able to be adequately servinfrastructure	red by municipal	X Yes	○ No		
Aligned with the purposes	of RSMo. 89.040	X Yes	○ No		
Statement of Relevant Fa	acts Found:				
- Property is union	proced Agriculte with	h no struct	hver		
	, 3 multiform Res				
			regional Schulton	Been Lot	
	on is Multi fam Res				
- Sufficient copacity to serve proposed development					
- Sufficient copacity to serve proposed development - Multiple improvements needed for treffic improvements					
Based on these findings, I have concluded to recommend the application to the City Council for:					
Commissioner Name:	Commissioner Name: Commissioner Signature: Date:				
Kenin Haun		41-2	41	2 7.1	

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learing: Time: 7:00PM	Location:		
002 Boyce PDD			
	Yes O No		
ng to the City's adopted Transportation P	The same		
us to other adopted plans of the City (i.e.	. / Q Yes O		
e with surrounding land uses	7		
ure	Yes O	No	
hebuls	to O Approval	O Denial	
n these findings, I have concluded end the application to the City Cou	ıncil for:	Date:	
sioner Name: Comm	Hydr	- 4/1020XI	
	ACCUPANT AND SECURIOR OF THE PROPERTY OF THE P		
	Applicant: 21 Applicant: 202 Boyce PDD 20	Planned Development D Applicant: City Hall or Virtue Too the facts presented during the course of this hearing, I have on the facts presented during the course of this hearing, I have on the facts presented during the course of this hearing, I have on the City's adopted Land Use Plan In the City's adopted Transportation Plan In the course of this hearing, I have on the City (i.e. In the city's adopted plans of the City (i.e. In the purposes of RSMo. 89.040 It of Relevant Facts Found: In these findings, I have concluded to end the application to the City Council for: In these findings, I have concluded to end the application to the City Council for: In these findings, I have concluded to end the application to the City Council for: In these findings, I have concluded to end the application to the City Council for: In these findings, I have concluded to end the application to the City Council for: In these findings, I have concluded to end the application to the City Council for: In these findings, I have concluded to end the application to the City Council for: In these findings, I have concluded to end the application to the City Council for:	Planned Development District Location: Location: City Hall or Virtual Location: Location: City Hall or Virtual Location: Location: City Hall or Virtual Location: City Hall or Virtual Location: City Hall or Virtual Location: Location: Location: City Hall or Virtual Location: No No Location: No No No Location: Location: No No No Location: No No No No No No No No No N



Date of Hearing:	Time:	Type of Application:		
04/12/2021	7;00PM	Planned Dev	elopment District	
Name of Applicant:		Location	on:	
PDD 21-002 Boyce PDD		City H	all or Virtual	
140				
Based upon the facts pre- generally:	sented during the course	of this hearin	g, I have found that the application is	
Conforming to the City's ad	opted Land Use Plan	₹ Yes	○ No	
Conforming to the City's ad	opted Transportation Plan	Yes	○ No	
Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)		Yes	○ No	
Compatible with surrounding land uses		Ø Yes	○ No	
Able to be adequately served by municipal infrastructure		Ø Yes	○ No	
Aligned with the purposes of RSMo. 89.040		Ø Yes	○ No	
Statement of Relevant Fa	cts Found:			
ssand over	Housing	10 4 +		
Traffic Impact Study came back positive but				
improvements Required				
Needs sinkhole Analysis many present on property				
improvements Required Needs Sinkhole Analysis many present on property Hacres of new city streets and infrastructure provided by applicant.				
Based on these findings, I have concluded to recommend the application to the City Council for:				
Commissioner Name: Commissioner Signature: Date:				